

044.A

0006

0090.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

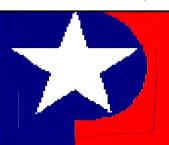
438,800 / 438,800

USE VALUE:

438,800 / 438,800

ASSESSED:

438,800 / 438,800


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
90		BEACON ST, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: KENNY KATHLEEN A		
Owner 2:		
Owner 3:		
Street 1: 90 BEACON ST UNIT 2		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: PACEMAN LLC -	
Owner 2: -	
Street 1: 15 HALL ST	
Twn/City: MEDFORD	
St/Prov: MA	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1970, having primarily Vinyl Exterior and 1293 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7801												G8	1.			

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	438,800			438,800		281089
							GIS Ref
							GIS Ref
							Insp Date
							05/02/18

Total Card	0.000	438,800		438,800	Entered Lot Size
Total Parcel	0.000	438,800		438,800	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	339.37	/Parcel:	339.3	Land Unit Type:
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Parcel ID: 044.A-0006-0090.2

!15428!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	432,200	0	.	.	432,200	432,200	Year End Roll	12/18/2019
2019	102	FV	425,800	0	.	.	425,800	425,800	Year End Roll	1/3/2019
2018	102	FV	376,400	0	.	.	376,400	376,400	Year End Roll	12/20/2017
2017	102	FV	343,000	0	.	.	343,000	343,000	Year End Roll	1/3/2017
2016	102	FV	343,000	0	.	.	343,000	343,000	Year End	1/4/2016
2015	102	FV	314,100	0	.	.	314,100	314,100	Year End Roll	12/11/2014
2014	102	FV	299,700	0	.	.	299,700	299,700	Year End Roll	12/16/2013
2013	102	FV	299,700	0	.	.	299,700	299,700		12/13/2012

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACEMAN LLC	48712-487		12/21/2006		322,500	No	No		

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2011	370	New Wind	2,571				REPL 1 WINDOW	

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2018	Measured	DGM	D Mann
4/19/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good					OF=SINK IN BMT.											
Sty Ht: 0 - 1 St condo		A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating:																
Foundation: 2 - Conc. Block		A 3QBth: 1	Rating:																
Frame: 1 - Wood		1/2 Bath: 1	Rating:																
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:																
Sec Wall: 8 - Brick Veneer	25%	OthrFix: 1	Rating:																
Roof Struct: 2 - Hip		OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good																
Color: WHITE		A Kits: 1	Rating:																
View / Desir:		Frl: 1	Rating:																
GENERAL INFORMATION				WSFlue: 1	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1970	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct: G12	Fact: .	Floor: 2 - 2nd Floor																	
Const Mod:		% Own: 37.599998474																	
Lump Sum Adj:		Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.5 %					Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall		Functional:	%					Interior:	1	7	3								
Sec Int Wall:	%	Economic:	%					Additions:											
Partition: T - Typical		Special:	%					Kitchen:											
Prim Floors: 3 - Hardwood		Override:	%					Baths: 2005											
Sec Floors:	%	Total: 4.5 %						Plumbing:											
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				Electric:									
Subfloor:		Basic \$ / SQ: 295.00				Rate				Heating:									
Bsmnt Gar:		Size Adj: 1.35000002				Parcel ID				General:									
Electric: 3 - Typical		Const Adj: 0.98725325				Typ				Totals	1	7	3						
Insulation: 2 - Typical		Adj \$ / SQ: 393.174				Date													
Int vs Ext: S		Other Features: 66000				Sale Price													
Heat Fuel: 3 - Electric		Grade Factor: 1.00																	
Heat Type: 13 - Radiant Elec		NBHD Inf: 0.80000001																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC:	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 459499								Juris. Factor: 1.00	Before Depr: 314.54								
% Com Wall:	% Sprinkled:	Depreciation: 20677								Special Features: 0	Val/Su Net: 339.37								
Depreciated Total: 438821								Final Total: 438800				Val/Su SzAd 339.37							
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:										
SPEC FEATURES/YARD ITEMS								PARCEL ID 044.A-0006-0090.2											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:				IMAGE AssessPro Patriot Properties, Inc			